

Summary of Tysons Corner Land Use Task Force Meeting
May 8, 2006 7:00 PM
Fairfax Chamber of Commerce, 8230 Old Courthouse Road

- I. Call to Order: The committee approved the April 17, 2006 meeting summary.
- II. Follow-up: Alternative Street Grid Concepts: DPZ staff presented three maps with alternative street grid concepts to the Task Force, which included: 1) a revised April 17, 2006 Draft Street Grid that differentiated existing roads from planned roads and additional (new) roads, 2) a Grid of Streets shown in the 2004 Area Plans Review (APR) Item 04-II-9TC, and 3) a Grid of Streets presented at the 2005 American Institute of Architects (AIA) Conference. [See the Grid of Streets Concept packet.](#) The maps helped show that any future street grid will encounter impediments or obstacles, which include: 1) topography, 2) man-made barriers such as the Capital Beltway and the Dulles Airport Access Road, and 3) the preservation of residential development such as the Rotonda and the Regency/Encore as well as nonresidential development such as Tysons I and Tysons II malls.

The Task Force discussed how street grids will affect circulation and be apart of a framework that will shape future redevelopment. During the discussion, several benefits of a street grid were highlighted, which include substantially improving vehicular circulation for cars, buses and bicycles and providing a walkable pedestrian environment. Another aspect mentioned was that a street grid needs to have a hierarchy of streets, which provide for differences in function and in character.

- III. Discussion of the Guiding Planning Principles: At the April 17, 2006 meeting, Jim Scott appointed Doug Koelemay to collect and compile comments from the Task Force about the Revised Draft Document for the Formulation of Guiding Planning Principles for Consensus Concepts that was prepared by DPZ staff. Mr. Koelemay presented a list of seven Guiding Planning Principles to the Task Force, which he entitled *The Magnificent Seven*. He indicated that input from several Task Force members led him to the conclusion that the guiding planning principles should not mirror the planning objectives and community values, but should complement as well as being cross-cutting and broad in scope. The Task Force made minor revisions to clarify the principles and added an eighth principle, which focused primarily on protecting the existing residential neighborhoods. [See the Task Force revision to the Guiding Planning Principles.](#)
- IV. Work Plan Discussion (Alternative Approaches): DPZ staff presented a table that outlined the process and schedule for the original (September 2005) work plan, the modified (January 2006) work plan and an alternative work plan that assumes additional time needed to complete the study. The Task Force indicated that the Task Force work should be finished by the end of 2006. In order to accomplish this goal, the Task Force approved a motion requesting funding for additional consulting services, which reads as follows: "Solicit the County for sufficient appropriation to engage a world class urban planning organization to support the Task Force by developing a model Comprehensive Plan that conforms to the stated Plan objectives, guiding planning principles and recognized best practices for Transit Oriented Development (TOD) in a timely manner."

- V. Unstructured Thinking: The Task Force established a subcommittee to identify additional consultant services needed to complete the Tysons Corner Urban Center Plan. The nine subcommittee members are Janyce Hedetniemi (subcommittee chair), Keith Turner, Amy Tozzi, Sally Liff, Kohann Whitney, Clark Tyler, Hank Chao, Stella Koch, and Bill Lecos. The subcommittee is scheduled to meet on May 12, 2006 at 9:00 am and May 17, 2006 at 3:30 pm at the Fairfax County Chamber of Commerce.
- VI. Next Meeting: Monday, May 22, 2006, 7 PM., Fairfax County Chamber of Commerce, 8230 Old Courthouse Road. The focus of the meeting will be to discuss the scope of consultant services identified by the subcommittee.
- VII. Adjourn (Meeting adjourned 9:35 PM)